

Assessment of Planning Proposal Request

Minto South – Goodsell Street/Eagleview Road precinct – February 2016

1 Introduction

1.1 Executive Summary

This report provides an assessment of a Planning Proposal Request (PPR) (refer to appendix 1), known as the Minto South Planning Proposal, submitted to Council on 6 June, 2016 for land described in the property schedule detailed below and generally bounded by Eagleview Road and Goodsell Streets.

- Lot 4 DP 539244 (No. 221) Eagleview Road, Minto
- Lot 1 DP 719990 (No. 223) Eagleview Road, Minto
- Lot 2 DP 719990 (No. 225) Eagleview Road, Minto
- Lot 100 DP 706378 (No. 227) Eagleview Road, Minto
- Lot 10 DP 719990 (No. 25) Goodsell St, Minto
- Lot 11 DP 719990 (No. 27) Goodsell St, Minto.

The aggregate holding comprises approximately 3.8 hectares.

The PPR was prepared by Tangible Planning Solutions on behalf of the ownership group.

It seeks to rezone the subject holding for low density residential purposes (R2).

Forming part of the PPR is a Concept Subdivision Design, which portrays a general road layout and allotments with a minimum area of 500 sqm and yield of up to 40 new allotments (or approximately 100 people) (refer to appendices 2 and 3).

The Request is also supported by a series of specialist consultant reports addressing:

- Flora and Fauna
- Visual and Landscape Analysis
- Traffic Study
- Water and Sewer Infrastructure Assessment
- Stormwater Management
- Planning Framework Compliance

(refer to appendix 1)

A relevant Zoning Amendment Map and Minimum Lot Size Map are reproduced in appendices 4 and 3 respectively.

It is noted that the existing height of building map establishes a maximum building height of nine metres (refer to appendix 5) which is not proposed to change.

The subject land (the Site) (refer to appendix 6) includes six principal parcels of land in single private ownership. The PPR represents an “infill” precinct, given the transformative impact of the One Minto precinct and existing Goodsell Street development.

This Report recommends that the PPR be supported by Council and that it inform a relevant Planning Proposal (refer to appendix 7) for submission to the Department of Planning and Environment for a Gateway Determination.

An assessment of the PPR can be found at Section 4.0 of this Report.

1.2 Purpose of this Assessment Report

This report seeks to provide an assessment of the merits of the PPR submitted in respect of land generally bounded by Eagleview Road and Goodsell Street, Minto and described in the property schedule below:

- Lot 4 DP 539244 (No. 221) Eagleview Road, Minto
- Lot 1 DP 719990 (No. 223) Eagleview Road, Minto
- Lot 2 DP 719990 (No. 225) Eagleview Road, Minto
- Lot 100 DP 706378 (No. 227) Eagleview Road, Minto
- Lot 10 DP 719990 (No. 25) Goodsell St, Minto
- Lot 11 DP 719990 (No. 27) Goodsell St, Minto.

It is noted that the PPR promotes the rezoning of the subject holding for low density residential purposes.

The assessment has particular regard to prevailing local and state government legislation and policies.

This Report does not constitute a Planning Proposal (PP). A relevant PP is however, produced as appendix 7, based on this PPR review and Council's Planning and Environment Committee meeting outcomes endorsed at Council's meeting on 21 July 2016.

1.3 Proponent Liaison with Council

The proponents and their lead planning consultant have met with Council staff several times in the compilation and amendment of the PPR.

A summary of their original PPR was presented to a Council Briefing Session on 21 March 2017.

2 Existing Situation

2.1 Description of the subject site and its surrounds

The site comprises some 3.8 hectares of essentially large lot residential land generally bounded by Eagleview Road and Goodsell Street. It forms part of the eastern edge of the suburb of Minto and part of a landscape unit which is known as the East Edge Scenic Projection Lands or "the Edgelands". It is located generally to the immediate east of Eagle View Road and west of the proposed Georges River Parkway, which forms a clear divide to the densely vegetated Georges River environs.

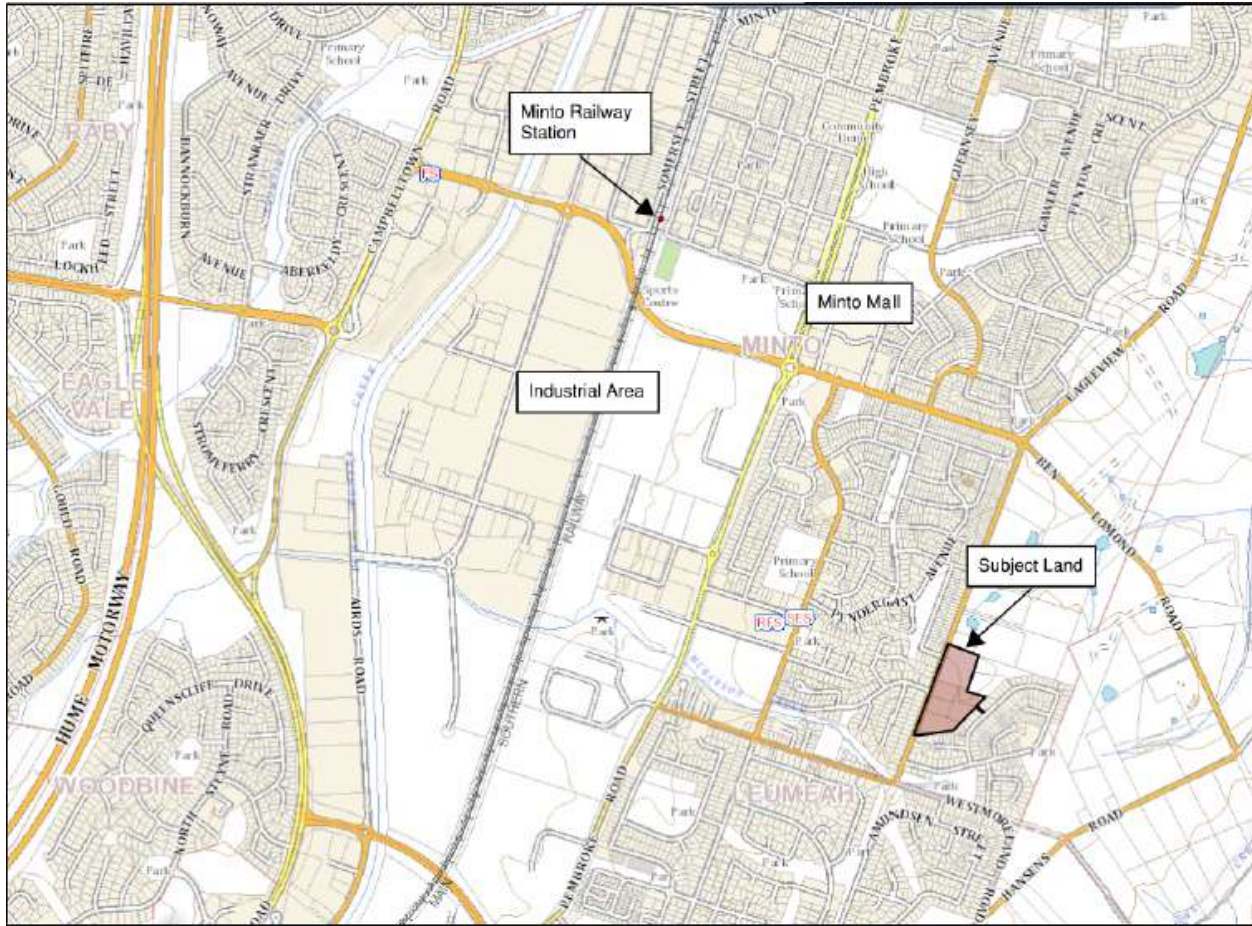
Approximately 1.25km to the north-west of the site is Minto Mall; with the Industrial Precinct and transport hub, focused on Minto Railway Station, approximately a 0.25km to 0.5km further removed.

Map extracts of the subject site in its immediate and broader contexts are produced below.

Figure 1 – Subject site and immediate locality



Figure 2 - The broader contextual setting



The prevailing character of the site is reflected in the aerial photograph extract (which form appendix 8). Specifically, this area has been largely cleared of significant vegetation and generally comprises large dwellings in parkland type setting.

The site transitions into low density residential development to the immediate south east and is situated opposite the new One Minto development. Its previous dominant ridgeline qualities have been significantly altered by the significant land use transformation associated with the One Minto development.

2.2 Land Ownership

The subject site includes six parcels of land comprising approximately 3.8 hectares of land in the ownership of six parties. All parties have provided owners consent to the subject PPR and worked collaboratively in establishing its preliminary form.

2.3 Campbelltown Local Environmental Plan 2015

2.3.1 Aims of the Plan

The Plan includes aims that target the protection and enhancement of natural heritage, biodiversity and scenic and landscape values of land. Aims are also cited to minimise the exposure of development to natural hazards (including bushfire) and to ensure development outcomes are commensurate with land capability and suitability.

Further the Plan includes broad ranging diverse housing and support human and physical infrastructure provisions and employment lands aims.

2.3.2 Zoning/Minimum Subdivision Requirements

The subject site is currently zoned E4 - Environmental Living with largely with a 4,000sqm (and small two hectares minimum area) of subdivision. That component with a 2ha minimum area is also subject to a 1ha averaging provision (detailed in Clause 4.2D in CLEP 2015).

2.4 Previous Zoning

The subject site was previously largely zoned Environmental Protection 7 (d4), pursuant to Campbelltown (Urban Areas) LEP 2002, with a 4000 sqm and 2ha minimum area of subdivision.

3 Description of the Planning Proposal Request (PPR)

3.1 Overview

The PPR, known as the Minto South Proposal seeks to rezone the subject parcel of land of approximately 3.8 hectares (generally, bounded by Eagleview Road and Goodsell Street) for low density residential purposes (R2).

3.2 Possible Development Scenario

A Concept Subdivision Plan is provided as appendix 2.

It is proposed to provide for a range of residential products on lot sizes with a 500sqm minimum area and limited tree retention and embellishment.

Up to 40 allotments are proposed; housing an additional population in excess of 100 people.

A copy of the Applicant's PPR is attached (refer to appendix 1).

3.3 Principal Development Standards

The principal development standards that currently apply to the subject site are summarised in Table 1 below:

Campbelltown CLEP 2015	Minimum Lot Size	Floor Space Ratio	Maximum Building Height
Environmental Living Zone (E4)	4000 sqm and small area of 2ha. (Also affected by Clause 4.2D – 1ha Lot Averaging)	---	9 metres

Table 1 – Summary of existing CLEP 2015 controls applying to the subject land.

3.4 Proposed Changes to Controls

The existing controls and proposed controls are summarised in Table 2 below:

Planning Controls under CLEP 2015	Existing Planning Controls	Proposed Planning Controls
Zoning	Environmental Living (E4)	Residential (R2)
Minimum Lot Size	• Principally 4,000sqm • Two hectare • (Also subject to one hectare lot averaging provision.)	500sqm
Height of Building	9 metres	No change

Table 2 - Existing CLEP2015 Controls and Proposed Controls applying to the land.

3.5 Supporting Studies Prepared by Applicant

The PPR is supported by the following studies:

- Preliminary Environmental Assessment (Flora and Fauna) – Feb 2016 – Woodlands Environmental Management Pty Ltd
- Visual and Landscape Analysis – February 2016 - Lindy Leon (Landscape Architect)
- Water and Sewer Infrastructure Assessment – May, 2016 – Australian Water Project Management
- Stormwater Management Concept Plan of Residential Subdivision – September 2016 – Fusion Engineering Services
- Preliminary Traffic Study - Feb 2016 - Intersect traffic (amended September 2016).

A brief overview of the studies is provided below, with a more detailed analysis provided in the review of planning issues at Section 4.

3.5.1 Flora and Fauna

The Flora and Fauna Study reaches positive or at least neutral conclusions in respect of adverse ecological impacts. Such conclusions are considered to be generally acceptable. It is noted, however, that on-site surveys are required to attest to the conclusions in respect of koalas/koala habitat.

3.5.2 Visual and Landscape Study

The Visual and Landscape Study provides a detailed analysis of the site and its context at a targeted scale of the site and its immediate context. The study together with its conclusions in respect of strategic vegetation embellishment is considered to be satisfactory to advance the PPR.

3.5.3 Traffic Study (as amended)

The Traffic and Accessibility Study is considered to arrive at satisfactory conclusions. It is noted that the final treatment of the intersection with Eagleview Road is yet to be resolved. A range of adequate alternative treatments are however, available.

3.5.4 Water and Sewer Infrastructure

The subject assessment concludes that satisfactory arrangements can be made for servicing the proposed development with reticulated water and sewer.

3.5.5 Stormwater Management

The subject report concludes that appropriate management facilities can be introduced and integrated with existing stormwater facilities to ensure satisfactory stormwater management outcomes.

3.5.6 Planning Compliance Framework

The subject framework has been reviewed with minor changes to some conclusions in respect of the SEPPs, deemed SEPPs and Section 117 Directions. These changes are reflected elsewhere in this assessment and are not considered prejudicial to the advancement of a relevant Planning Proposal.

4 Assessment of the Planning Proposal Request

The PPR has been assessed against the Department of Planning and Environment's document A Guide to Preparing Planning Proposal (the Guide) and Guidelines for Local Plan Making. The Guide contains directions in respect of the required content and justification of the Planning Proposal interpreted to include:

- The Sydney Metropolitan Strategy (now A Plan for Growing Sydney)
- South West draft sub-regional strategy
- Section 117 Directions
- State Environmental Planning Policies and deemed State Environmental Planning Policies
- Campbelltown Local Environmental Plan, 2015

- Campbelltown Community Strategic Plan 2013-2023
- Campbelltown Local Planning Strategy – 2013
- Other identified issues.

4.1 Consistency with State planning framework

4.1.1 A Plan for Growing Sydney (December, 2014)

This Plan is the current overarching strategic planning policy, the document guides Sydney growth and development for a period of 20 years.

It establishes goals and relevant actions in respect of:

- a competitive well serviced economy
- housing choice and lifestyle
- liveable communities
- environmental conservation and resource management.

Vision for Sydney

Goal 2: A city of housing choice, with homes that meet our needs and lifestyles

Directions 2.1: Accelerate housing supply across Sydney

Action 2.1.1: Accelerate housing supply and local housing choices (fulfilled)

Directions 2.3: Improve housing choice to suit different needs and lifestyles

Action 2.3.3: Deliver more opportunities for affordable housing (fulfilled)

Directions 2.4: Deliver timely and well planned Greenfield precincts and housing (fulfilled)

Goal 3: Sydney's great places to live

Direction 3.2: Create a network of interlinked, multipurpose open green spaces across Sydney (fulfilled in part)

Goal 4: Sydney's sustainable and resilient environment.

Direction 4.1: Protect our natural environment and biodiversity

Action 4.1.1: Protect and deliver a network of high conservation value land by investing in green corridors and protecting native vegetation and biodiversity (generally satisfied including potential off-site contributions)

Direction 4.3: Manage the impact of development on the environment (generally fulfilled).

Sydney's Sub-regions

South West Sub-region Priorities

Accelerate housing supply, choice and affordability and build great places to live (fulfilled)

Protect the natural environment and promote its sustainability and resilience (generally fulfilled).

4.1.1(a) Towards our Greater Sydney 2056

This document released in November 2016, seeks to outline a "bridging" framework between the current and future metropolitan plans for Greater Sydney.

It describes Greater Sydney as:

- A Productive Greater Sydney
- A Liveable Greater Sydney
- A Sustainable Greater Sydney.

The amendment reconceptualises Greater Sydney as a metropolis of three cities, being:

- Eastern City (Sydney City)
- Central City (Greater Parramatta)
- Western City (Western City Airport)

The subject site is located within the defined Western City area; a region intended to 'drive a new economy in the emerging aerotropolis that incorporates the areas immediately around the Western Sydney Airport, and the broader region'. It aspires to:

- *target additional infrastructure investment to increase public transport and reduce traffic congestion, so people can spend more time with families*
- *deliver more jobs closer to homes and services, with a focus on youth and Aboriginal training and skills development*
- *increase housing through better planning and density done well, and streamlining approvals across all three levels of government*
- *support clean air, green spaces, vibrant arts and cultural initiatives.*

The three overarching priorities that support the amendment to the Regional Plan include "A Productive Sydney"; "A Liveable Sydney"; and "A Sustainable Sydney". To achieve this, a number of opportunities have been identified, including:

1. Urban renewal
2. Medium Density infill development
3. New communities in land release area.

It is considered that the Planning Proposal conforms with the vision and objectives of the updated Regional Plan, and will capitalise on the opportunities increase housing choice and diversity.

4.1.2 Sub-Regional Planning

Refer to South West sub-region priorities of *A Plan for Growing Sydney* in 4.1. and 4.1.1(a) *Towards Greater Sydney 2056* above.

The former Draft Sub-regional Planning Strategy established a new dwelling target of 24,653 to the year 2031 (fulfilled in part)

More recently the Campbelltown/Macarthur Urban Renewal Corridor Strategy and Greater Macarthur Urban Investigation established new dwelling targets of 15,000 and 18,100 respectively.

4.1.2 (a) Draft South West District Plan

The 'draft' District Plan sets out a 20-year vision, priorities and actions for the development of the South West District of Greater Sydney. A district that encompasses the local government areas of Camden, Campbelltown, Fairfield, Liverpool and Wollondilly.

Whilst the Plan is still a draft document; it has been reviewed in relation to the subject Planning Proposal and its three identified planning principals. The review has found that the rezoning was an opportunity for Council to support the overall vision for the district, and capitalise on its significant social, environmental and economic attributes.

The review also found that the Planning Proposal underpinned the broad aspirations and the relevant specific proposals as outlined in Chapters 3 and 5. However, most importantly, the Planning Proposal supports the overarching objectives as set-out in Chapter 4 - A Liveable City, including;

- *improving housing choice*
- *improving housing diversity and affordability*
- *coordinating and monitoring housing outcomes and demographic trends*
- *creating great places*
- *fostering cohesive communities*
- *responding to people's need for services.*

Additionally, the Planning Proposal conforms to the 19 *Liveability Actions* and will assist in the achievement of the identified outcomes and support the lead agencies and their partner's efforts. Particularly relevant are the following actions:

- L2: Identify the opportunities to create the capacity to deliver 20-year strategic housing supply targets
- L3: Councils to increase housing capacity across the District
- L4: Encourage housing diversity
- L6: Support councils to achieve additional affordable housing
- L8: Undertake broad to facilitate affordable housing change in industry perceptions
- L11: Provide design-led high quality urban design.

In summary, it is considered that rezoning is consistent with the aspirations and strategic intent of the District Plan.

4.1.3 Section 117 Directions

These directions to Councils from the Minister for Planning and Environment seek to guide the preparation of Draft LEPs

The Planning Proposal Request is generally consistent or justifiably inconsistent with all relevant s.117 Directions, as highlighted in the commentary below:

Direction 2.1 Environmental Protection Zones

The objective of this Direction is to protect and conserve environmentally sensitive areas.

In accordance with the Direction a Planning Proposal must:

"Lead to the conservation of environmentally sensitive areas".

Additionally, a Planning Proposal that applies to land within an environmental protection zone or land otherwise identified for environmental protection purposes in an LEP must not reduce the environmental protection standards that apply to that land (including by modifying development standards that apply to the land).

The PPR contests that it is not inconsistent with the objective of the Direction, with support of such view being ascribed to the Flora and Fauna Assessment undertaken by consultants Woodlands Environmental Management.

The proposal to reduce the minimum area of subdivision (a development standard) and related loss of vegetation/habitat may however, be considered to be inconsistent with sub clause 4 of the Direction.

The subject inconsistency upon review is considered to be:

- justified by a study prepared in support of the planning proposal which give consideration to the objectives of the Direction (sub clause 6 (b)) and of minor significance (sub clause 6 (d)) (refer to supporting documentation by Woodlands Environmental Management).

Finally, on-site flora and fauna investigations need to be undertaken, particularly in respect of the provisions of SEPP No 44.

Direction 3.1 Residential Zones

This Direction seeks to encourage housing choice, optimise the utilisation of existing infrastructure and ensure relevant infrastructure upgrades if required and to minimise the impact on environment and resource lands.

The PPR espouses consistency with the subject objectives of the Residential Zones Direction; it being noted that:

- it is proposed to permit residential development where previously precluded and contribute to land supply and realisation of housing targets
- it is proximate to existing residential development and services.

The position espoused is considered to be accurate and the following provisions detailed at sub clause (9) fulfilled:

- broaden the choice of building types and locations available in the housing market
- make more efficient use of existing infrastructure and services
- be of good design.

The requirement documented at (c); namely, reduce the consumption of land for housing and associated urban development is not considered to be fulfilled in the PPR.

Direction 3.4 Integrating Land use and Transport

This Direction seeks to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the holistic integration of land use and transport.

The proposal locates development adjacent to existing urban development and related infrastructure including bus routes. Development will lead to increased patronage and service levels of such routes.

An opportunity for alternative movement means in the form of pedestrian /cycle ways is to be optimised, in the locality.

Direction 7.1 Implementation of a Plan for Growing Sydney

The objective of this Direction is to give effect to the planning principles, directions and priorities for sub-regions, strategic centres and transport gateways contained in the plan.

The PPR contests that it is consistent with the subject Direction in a series of generic statements.

The PPR is considered to be generally not inconsistent with the Direction as broadly documented at Section 4.1.1 of this Assessment Report.

Direction 7.2 - Implementation of the Greater Macarthur Land Release Investigation.

The subject land is not included in the Investigation Area. This however, does not mitigate against its consideration as a relevant urban release in the context of sub-regional planning to date.

A full Section 117 Compliance Checklist is provided at appendix 9.

4.1.4 Relevant SEPPs and SREPs (deemed SEPPs)

State Environmental Planning Policies (SEPPs) and Sydney Regional Environmental Plans (SREPs) address issues of state and regional planning importance respectively.

An overview assessment of the relevance and consistency with select SEPPs and SREPs is provided in the PPR. Despite some inadequacies the PPR is considered to be sufficiently consistent with the relevant SEPPs and deemed SEPPs as highlighted below and summarised in appendix 10.

SEPP 55 – Remediation of Land

This SEPP requires Council to consider the suitability of the land for the intended purpose, principally future residential development in the subject case.

The limited understanding of the history of the subject lands suggests that a "Preliminary Investigation" (as referenced in the contaminated land planning guidelines) should be undertaken, as a minimum, as the planning proposal is advanced.

This short term data deficiency is not considered to mitigate against progressing a relevant Planning Proposal.

SEPP 44 – Koala Habitat Protection

This SEPP aims to encourage the proper conservation and management of areas of potential koala habitat to ensure conservation (including arresting decline) of potential koala populations.

No on-site flora and fauna surveys have been undertaken and this needs to be addressed as a relevant Planning Proposal is progressed.

Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment (SREP No. 2)

This plan has a Catchment focus and seeks to realise enhanced water quality, river flows, environmental amenity and resource utilisation.

The subject land is situated in the Georges River Catchment, with the River located to the east.

The "health" of the catchment can be preserved with the installation of an appropriate stormwater management system as largely detailed in the Fusion Engineering Services Stormwater Management Concept Plan.

SEPP No.1 – Development Standards

The subject SEPP which controlled variations to development standards has had its application repealed by Clause 1.9 of Campbelltown – Local Environmental Plan, 2015.

Its general role has been assumed by clause 4.6 of CLEP 2015.

SEPP (Affordable Rental Housing, 2009)

The SEPP seeks to facilitate affordable housing so as to assist in achieving certain social housing outcomes. It's most common manifestation occurs in the form of secondary dwellings, boarding houses and group homes.

All low/medium density forms of housing would be permissible under a residential zoning as proposed in the PPR.

It is noted that Council is currently working to gain exemptions to the "blanket" application of the SEPP.

SEPP (Infrastructure, 2007)

The SEPP aims to facilitate the effective delivery of infrastructure.

Certain infrastructure elements associated with the proposed residential rezoning of the subject land would be permissible in accordance with this policy.

SEPP (Building Sustainability Index: BASIX) 2004

The SEPP aims to ensure the appropriate application and delivery of sustainable residential outcomes, via the BASIX scheme.

The application of the SEPP to the rezoning of the subject land will largely reflect in the design and building and development phase attached to dwellings.

Some of the underlying principles could potentially inform the final nature and configuration of allotments, should the land be rezoned.

SEPP (Exempt and Complying Development), 2008

The SEPP aims to provide streamlined development approvals processes in accordance with minimum standards.

The SEPP would be evoked in respect of the erection of many proposed dwellings, as is standard in the issue of Complying Development Certificates.

A full SEPP and SREP (deemed SEPP) "Compliance" checklist is provided at appendix 10)

4.2 Consistency with Local Planning/Policy Framework

4.2.1 Campbelltown Local Environmental Plan, 2015 (CLEP 2015)

The aims of CLEP 2015 of express importance to the subject PPR, as mentioned at 2.3.1, relate to:

- the protection and enhancement of natural heritage and landscape values of land
- minimisation of exposure to natural hazard (including bushfire)
- ensuring development outcomes are commensurate with land capability and suitability.

It is considered that the subject aims are largely fulfilled by the proposal.

Additional flora and fauna surveys including koala habitat surveys are also noted to be required.

4.2.2 Campbelltown Local Planning Strategy 2013 (CLPS)

The Edgelands is identified as a sensitive landscape unit which provides limited environmental living opportunities in the form of large lot residential development which has regard to the general bushland character.

They are identified to fulfil a transitional function between the urban edge and heavily vegetated extensive Georges River "foreshore areas"; it being noted that "requests for smaller residential/rural – residential/lifestyle housing development need to be balanced with the existing rural character and prevailing environmental quality of the area".

Opportunities for limited 4,000sqm and large lot environmentally sensitive residential development were flagged to represent the general expectation in the fringing woodland areas.

The strategy is less definitive in respect of the more open areas contiguous with existing urban communities. These areas may in part have some form of low density residential potential as reflected in the Preliminary Concept Plan accompanying the PPR and Council's acknowledgement in its Planning Policy Position for the subject precinct considered at the Planning and Environment Committee meeting on 14 June 2016 and adopted at Council's meeting on 21 June 2016.

4.2.3 Campbelltown Community Strategic Plan, 2013-2023 (CSP)

This overarching Council/Community Strategic Plan represents the principal Community Outcome focused Strategic Plan guiding Council's policy initiatives and actions.

At a general level the PPR may be considered to not be inconsistent with the relevant objectives headed accordingly:

- a sustainable environment
- a strong economy
- an accessible city
- a safe, healthy and connected community.

It is noted that the current CSP is under review.

4.2.4 Priority Investigation Area Policy Position

Council considered a report in respect of the subject locality of its Planning and Environment Committee Meeting of 14 June 2016 and subsequently resolved at the council Meeting of 21 June 2016 to adopt the following Policy Position:

'Council should not initiate/resource any planning amendments in the subject locality.'

4.3 Infrastructure Impacts

The development outcome proposed by the PPR will have a minor manageable impact upon local service infrastructure provision. Access to the immediate road and drainage networks will need to be addressed at the cost of the ultimate developer, as will all on-site infrastructure reticulation.

Relevant off-site impacts, particularly social infrastructure impacts, will need to be addressed typically by way of payment of a relevant development contribution or the entering into a Voluntary Planning Agreement.

4.4 Voluntary Planning Agreement Principles (VPA)

A formal development consortium or "host developer" has not been established at this point in time. Accordingly, the principles of a VPA have not been advanced. The statement in the PPR in respect of Community Infrastructure being able to accommodate the foreshadowed development is accepted in principle. It is, however, considered critical that an appropriate contribution be made to the pro rata impact occasioned by the development, pursuant to Section 94 *Environmental Planning and Assessment Act 1979*.

The physical infrastructure impacts are noted to be manageable and readily accommodated by modest enhancement, amplification and reticulation, at the expense of a future developer.

The proposed development occasioned by the envisaged rezoning will have impacts upon local service infrastructure provision.

The immediate road and drainage networks will need to be further reviewed with any required amendments at the cost of the ultimate developer. All on-site infrastructure will be provided by the developer.

Relevant off-site impacts, particularly social infrastructure impacts, will need to be address typically the way of payment of a relevant contribution.

Recommendation

This Assessment recommends that the PPR (as amended) inform a relevant Planning Proposal for submission to the Department of Planning and Environment for a Gateway Determination.

APPENDIX 1

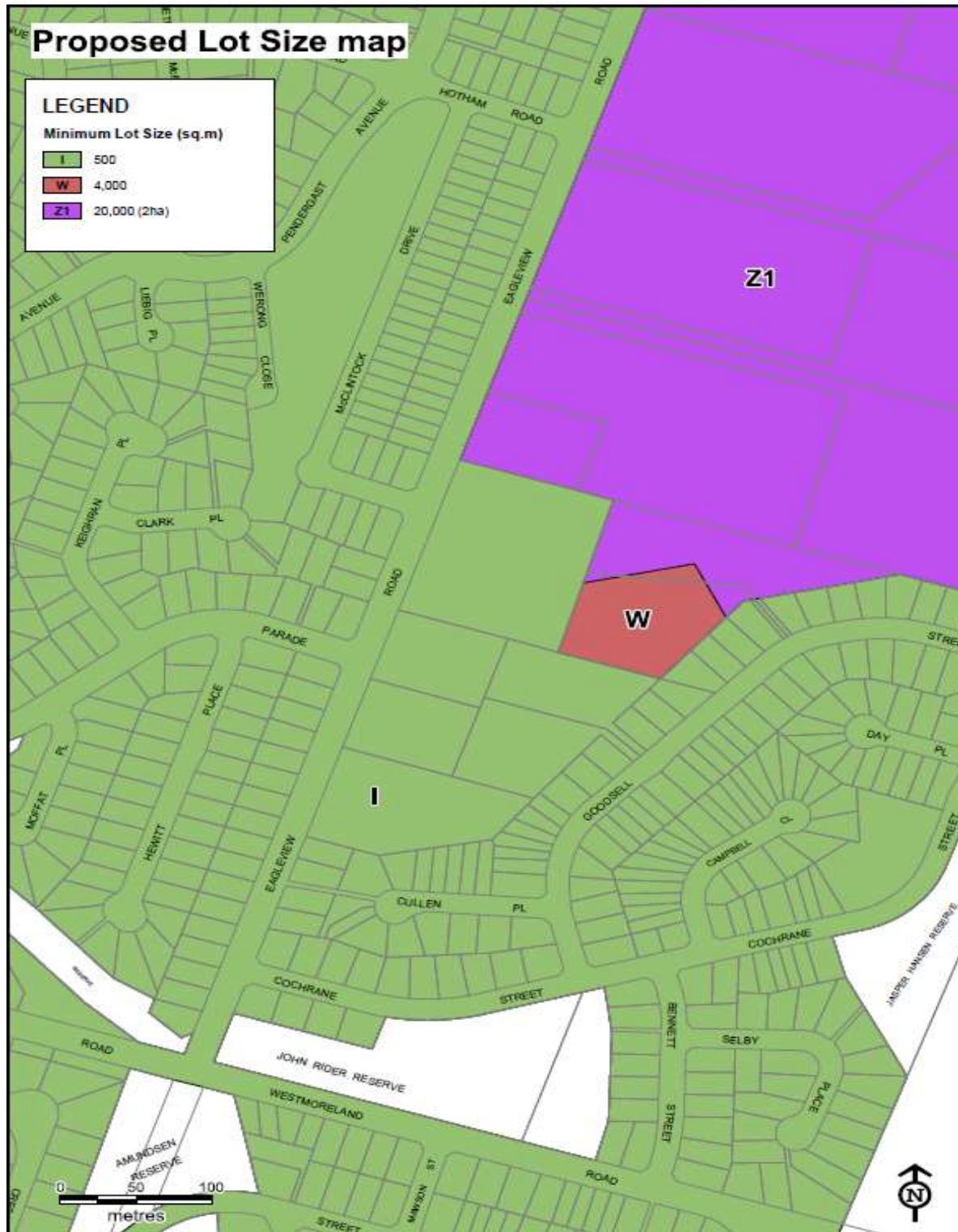
PLANNING PROPOSAL REQUEST

Refer to attachment 1 in Council report.

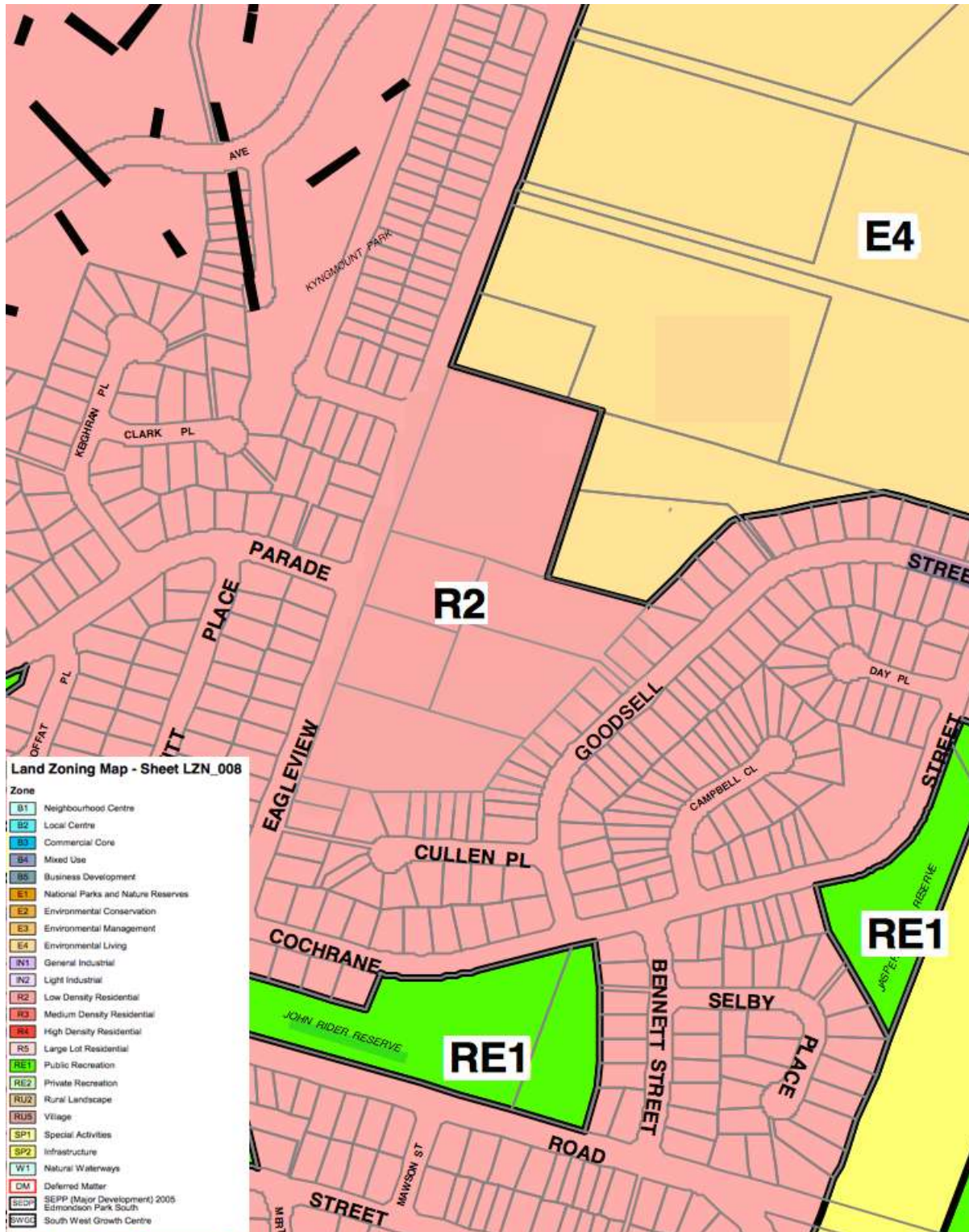
CONCEPTUAL SUBDIVISION DESIGN



PROPOSED MINIMUM LOT SIZE MAP



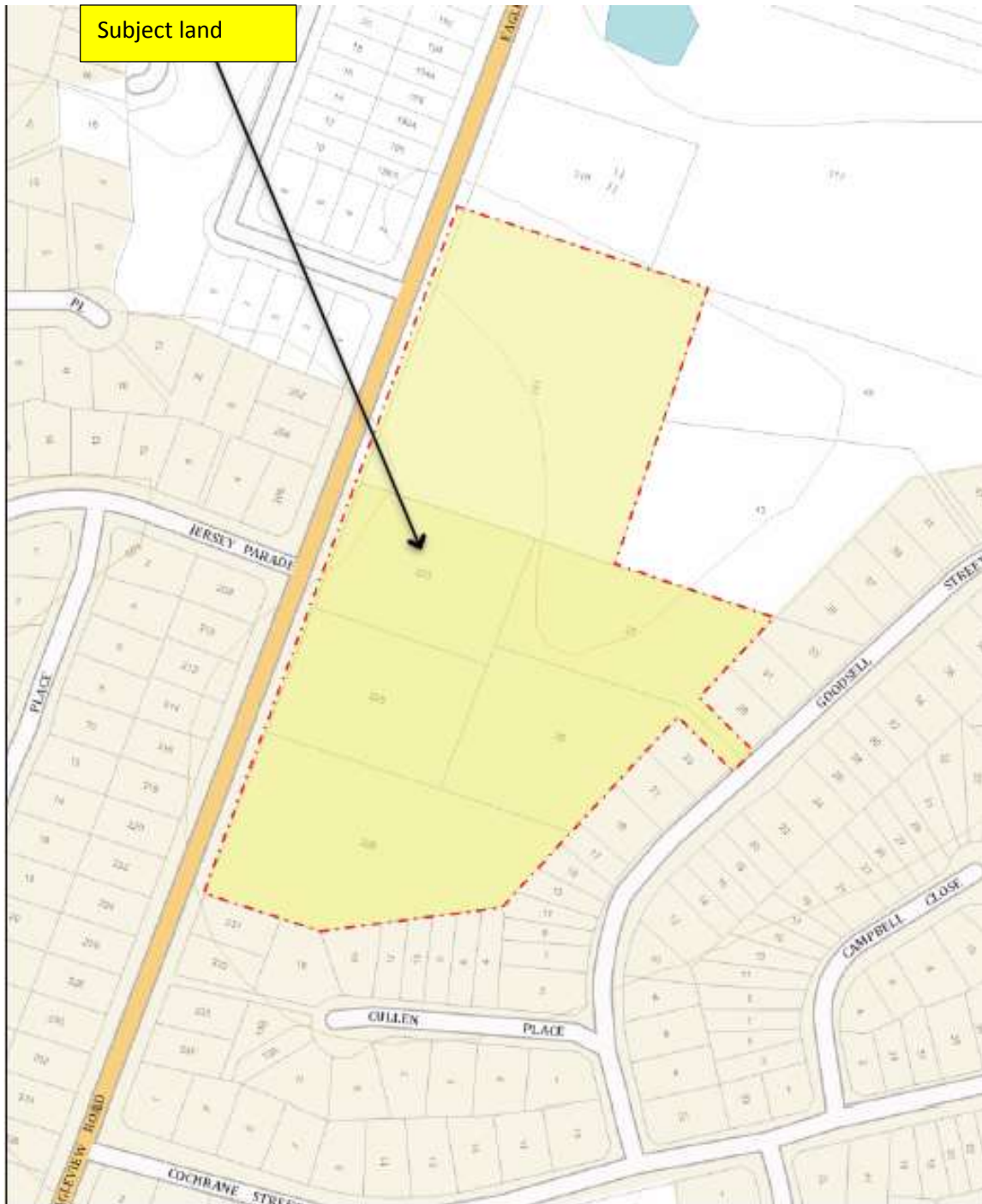
PROPOSED ZONING MAP



PROPOSED HEIGHT OF BUILDINGS MAP



SUBJECT LAND



DRAFT PLANNING PROPOSAL

Refer to attachment 6 in Council report.

AERIAL PHOTOGRAPH EXTRACT



SECTION 117 MINISTERIAL COMPLIANCE CHECKLIST

Assessment against Section 117(2) Directions

The table below assesses the Planning Proposal against Section 117(2) Ministerial Directions issued under the *Environmental Planning and Assessment Act (EP&A) 1979*.

Ministerial Direction	Applicable to LEP	Consistency of LEP with Direction	Assessment
1. Employment and Resources			
1.1 Business and industrial Zones	No	N/A	N/A
1.2 Rural Zones	No	N/A	N/A
1.3 Mining, Petroleum Production and Extractive Industries	No	N/A	N/A
1.4 Oyster Production	No	N/A	N/A
1.5 Rural Lands	No	N/A	N/A
2. Environment and Heritage			
2.1 Environmental Protection Zones	Yes	Justifiably Inconsistent	The Planning Proposal does not adversely impact on an environmentally sensitivity. The current Environmental Living zone is the product of a translation for the former Environmental Protection zoning: a zoning established due to the general scenic qualities of the precinct. Such qualities have been impacted significantly by nearby residential developmental and do not represent a major current constraint. Additional field investigations will need to substantiate the claims in respect of flora and fauna and in particular the presence of koala habitat.
2.2 Coastal Protection	No	N/A	N/A
2.3 Recreation Vehicle Area	No	No	Direction does not apply.

3. Housing, Infrastructure and Urban Development

3.1 Residential Zones	Yes	consistent	The proposal seeks to provide an opportunity for housing on transitional sized allotments in accordance with a relevant zoning and minimum lot size. It can be readily and economically serviced and social infrastructure impacts appropriately addressed
3.2 Caravan Parks and Manufactured Home Estates	Yes	Yes	Caravan Parks are currently precluded in both proposed residential zone.
3.3 Home Occupations	Yes	Yes	R2 Low Density Residential zone permits "Home occupations" without consent.
3.4 Integrating Land Use and transport	Yes	Yes	The Planning Proposal seeks to rezone land adjoining an existing urban area for residential development. The site is proximate to public transport.
3.5 Development Near Licensed Aerodromes	No	N/A	Direction does not apply.
3.6 Shooting Ranges	No	N/A	Direction does not apply.

4. Hazard and Risk

4.1 Acid Sulphate Soils	No	N/A	Land not known to exhibit acid sulphate qualities.
4.2 Mine Subsidence and Unstable Land	No	N/A	Direction does not apply.
4.3 Flood Prone Land	No	N/A	Land not recorded to be flood prone.
4.4 Planning for Bushfire Protection	Yes	Yes	The site is not bushfire prone.

5. Regional Planning

5.1 Implementation of Regional Strategies	No	N/A	Not applicable in the Campbelltown City LGA
5.2 Sydney Drinking Water catchments	No	N/A	Not applicable in the Campbelltown City LGA
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	No	N/A	Not applicable in the Campbelltown City LGA.
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	No	N/A	Not applicable in the Campbelltown City LGA.

5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)	No	N/A	Revoked.
5.6 Sydney to Canberra Corridor	No	N/A	Revoked.
5.7 Central Coast	No	N/A	Revoked.
5.8 Second Sydney Airport: Badgerys Creek	No	N/A	Not applicable in the Campbelltown City LGA
6. Local Plan Making			
6.1 Approval and Referral Requirements	Yes	Yes	The proposal is consistent with this direction because it does not alter the provisions relating to approval and referral requirements.
6.2 Reserving Land for Public Purposes	Yes	Yes	No dedications are proposed.
6.3 Site Specific Provisions	No	N/A	Not applicable in the Campbelltown City LGA
7. Metropolitan Planning			
7.1 Implementation of A Plan for Growing Sydney	Yes	Yes	Consistent – Seeks to increase housing supply at a local scale in a location which is generally consistent with the locational commentary of the Plan.
7.2 Implementation of Greater Macarthur Land Release Investigation	N/A	N/A	The land is not in the subject investigation area.

STATE ENVIRONMENTAL PLANNING POLICY CHECKSHEET**Compliance with SEPPs**

The table below indicates compliance, where applicable, with State Environmental Planning Policies (SEPPs) and deemed SEPPs (formerly Regional Environmental Plans).

State Environmental Planning Policies (SEPPs)	Consistency	Comments
SEPP No 1 Development Standards	N/A	CLEP 2015 is a Standard Instrument Local Environmental Plan. It incorporates Clause 4.6 Exceptions to Development Standards, which negates the need for consistency with SEPP 1.
SEPP No. 4 - Development Without Consent and Miscellaneous Complying Development	N/A	N/A
SEPP No.6 - Number of Stories in a Building	Yes	The planning proposal does not contain provisions that will contradict or will hinder the application of the SEPP.
SEPP No. 14 - Coastal Wetlands	N/A	Not applicable in the Campbelltown City LGA.
SEPP No. 19 - Bushland in Urban Areas	Yes	The Planning Proposal facilitates a balanced planning outcome. No bushland is evident.
SEPP No. 21 - Caravan Parks	N/A	Not applicable to this Planning Proposal.
SEPP No. 22 - Shops and Commercial Premises	N/A	Not applicable to this Planning Proposal.
SEPP No. 26 - Littoral Rainforests	N/A	Not applicable in the Campbelltown City LGA.
SEPP No. 30 - Intensive Agriculture	N/A	Not applicable to this Planning Proposal.
SEPP No. 33 - Hazardous and Offensive Development	N/A	Not applicable to this Planning Proposal.
SEPP No. 36 - Manufactured Home Estates	N/A	Not applicable in the Campbelltown City LGA.
SEPP No. 44 - Koala Habitat Protection	Yes	The assessment undertaken is sufficient to progress the Proposal to a Gateway determination.

		As the Planning Proposal is further progressed the preliminary findings shall be reinforced by appropriate fieldwork.
SEPP No. 47 - Moore Park Showground	N/A	Not applicable in the Campbelltown City LGA.
SEPP No. 50 - Canal Estates	N/A	Not applicable to this Planning Proposal.
SEPP No. 52 - Farm Dams and Other Works in Land and Water Management Plan Areas	N/A	Not applicable in the Campbelltown City LGA.
SEPP No. 55 - Remediation of Land	Potential to be	Preliminary contamination investigation required.
SEPP No. 60 - Exempt and Complying Development	Yes	The planning proposal will not contain provisions that will contradict or would hinder the application of the SEPP.
SEPP No. 62 - Sustainable Aquaculture	N/A	Not applicable to this Planning Proposal.
SEPP No. 64 - Advertising and Signage	N/A	Not applicable to this Planning Proposal.
SEPP No. 65 - Design Quality of Residential Flat Development	Yes	The Planning Proposal does not apply to zones where residential flat buildings are permissible.
SEPP No. 70 - Affordable Housing (Revised Schemes)	N/A	Not applicable in the Campbelltown City LGA
SEPP No. 71 - Coastal Protection	N/A	Not applicable in the Campbelltown City LGA.
SEPP (Affordable Rental Housing) 2009	Yes	The planning proposal will not contain provisions that will contradict or would hinder the application of the SEPP.
SEPP (Housing for Seniors or People with a Disability)	Yes	The planning proposal does not contain provisions that will contradict or would hinder a future application for SEPP (HSPD) housing.
SEPP (Kurnell Peninsula) 1989	N/A	Not applicable in the Campbelltown City LGA.
SEPP (Major Development) 2005	N/A	Not applicable to this Planning Proposal.
SEPP (Sydney Region Growth Centres) 2006	N/A	Not applicable to this Planning Proposal.

SEPP (Mining, Petroleum Production and Extractive Industries) 2007	Yes	This Planning Proposal does not contain provisions which would contradict or hinder the application of this SEPP.
SEPP (Temporary Structures) 2007	N/A	Not applicable to this Planning Proposal.
SEPP (Infrastructure) 2007	Yes	Certain infrastructure required to service residential development would be permissible in accordance with this SEPP.
SEPP (Kosciuszko National Park - Alpine Resorts) 2007	N/A	Not applicable in the Campbelltown City LGA.
SEPP (Rural Lands) 2008	N/A	Not applicable in the Campbelltown City LGA.
SEPP (Exempt and Complying Development Codes) 2008	Yes	The planning proposal does not contain provisions that will contradict or would hinder the application of the SEPP at future stages, post rezoning.
SEPP (Western Sydney Parklands) 2009	N/A	Not applicable in the Campbelltown City LGA.
SEPP (Western Sydney Employment Area) 2009	N/A	Not applicable in the Campbelltown City LGA.
SEPP (Sydney Drinking Water Catchment) 2011	N/A	Not applicable in the Campbelltown City LGA.
Deemed State Environmental Planning Policies (Formerly Regional Environmental Plans)	Consistency	Comments
REP No.2 – Georges River Catchment	Consistent	The accompanying Stormwater Concept Plan establishes acceptable water management targets can be realised.
REP No.9 - Extractive Industry (No 2)	N/A	Not applicable to this Planning Proposal.
REP No.20 - Hawkesbury-Nepean River (No 2 1997)	N/A	Not applicable to this Planning proposal.
Drinking Water Catchments REP No.1	N/A	Not applicable in the Campbelltown City LGA.